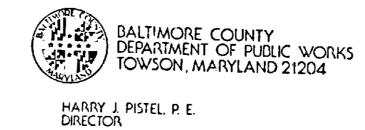
PETILON FOR ZONING VARIANCE 85-254-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 BOL. 2.C.6 (V.B.5.a) TO PERMIT A WINDOW WITHIN (25) FEIT TO THE TRACT BOUNDARY INSTEAD OF THE REQUIRED 35 ft. and (V.B.5.b) to permit a building within 14 ft, of the track boundary instead of the required 30 ft./and-te-amend the final development plan of Fullerton Farms lot no. 39 to build outside of the permitted building area. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. THE ONLY IRREGULAR LOT IN THE DEVELOPMENT OF FULLERTON FARMS, 2. TO CONFORM WITH THE HOUSES WHICH FRONT ON LINK AVE., AND 3. TO ALLOW FOR THE FUTURE FAMILY NEEDS OF THE LEGAL OWNERS, DONALD & CAROLYN GUTERMUTH \*to permit a side yard setback of 10 ft. with a window in lieu of the required 15 ft. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property Contract Purchaser: Legal Owner(s): CAROLYN GUTERMUTH (Type or Print Name) Donald Saturnath Attorney for Petitioner: 8033 EASTDALE RD (301) 285-4391 BALTIMORE, MARYLAND 21224 Name, address and phone number of legal owner, con-Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_ 6th \_\_\_\_ day February 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Country, on the \_\_\_\_\_\_19th\_\_\_\_\_ day of \_\_\_\_March\_\_\_\_\_, 19\_85\_, at 10:00 o'clock

ZON.NG PLANS PETITION AND SITE PLAN EVALUATION COMMENTS THEOTOFILLED



19



March 28, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #201 (1984-1985) Property Owner: Carolyn Gutermuth, et ux S/S Link Ave. 1880 W. from centerline Belair Rd. Acres: .16 District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

JAM:EAM:PMO:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERDER DIRECTOR

Zoning Commissioner County Office Building Towson, Maryland 21204

3/14/85 Re: Zoning Advisory Meeting of 1/29/85

Item \$ 201

Property Owner: Cardyn Cantermuth, whay
Location: 3/3 Links Ave.

wif Belan Rd. The Division of Current Planning and Development has reviewed the subject

\*\*IThere are no site planning factors requiring comment. A County Review Group Meeting is required.
A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit. )The access is not satisfactory. )The circulation on this site is not satisfactory.
)The parking arrangement is not satisfactory.
)Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and

development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

)The amended Development Plan was approved by the Planning Board On
|| Control of the property of the property

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Eugene A. Bober Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 STEPHEN E. COLLINS DIRECTOR

February 28, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 197,200(201) 202,203,204,205, and 206. ZAC-Meeting of January 29, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 197,200,201,202,203,204,205, and 206.

Traffic Engineering Assoc. II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date\_\_\_March 14, 1985

Norman E. Gerber, Director FROM Office of Planning and Zoning

NEG/JGH/sf

SUBJECT Zoning Petition No.s 85-254-A and 85-257-A

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

COUNTY OFFICE BLDG. 111 W. Chesaneake Ave. Towson, Maryland 21204 Baltimore, Maryland 21224

Nicholas B. Commodari

MEMBERS -Bureau of

Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department

Project Planning Building Department Board of Education

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985 Mr. & Mrs. Gutermuth 8033 Eastdale Road

> RE: Item No. 201 - Case No. 85-254-A Petitioner - Carolyn Gutermuth, et ux Variance Petition

Dear Mr. & Mrs. Gutermuth:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may have a bearing on report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for hearing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Keheler B. Connadare, Loc NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Enclosures

NBC:bsc

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of February, 1985. Petitioner Carolyn Gutermuth, et uneceived by Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

MSF/ccm

Persuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ANNIHALENCE result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ishould not be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, tais = 3-2k day of March, 1935, that the herein Petition for Variance(s) to permit a window within 25 feet of the tract boundary instead of the required 35 feet, a building within 14 feet of the tract boundary instead of the required 30 feet and a side yard setback of 10 feet with a window in lieu of the required 15 feet and to amend the final development plan of Fullterton Farms, Lot No. 39, to build outside of the permitted building area, in accordance with the site plan submitted, is GRANTED, from and after the date of this Deputy Zoning Commissioner

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER March 25, 1985 Mr. and Mrs. Donald Gutermuth

8033 Eastdale Road Baltimore, Maryland 21224

RE: PETITION FOR VARIANCE S/S Link Ave., 1880' W from the centerline of Belair Road (3901 Link Avenue) - 11th Election District Donald Gutermuth, et ux-Petitioners Case No. 85-254-A

Dear Mr. and Mrs. Gutermuth:

I have this date passed my Order in the above referenced matter in accordance with the attached.

> Very truly yours. Deputy Zoning Commissioner

JMHJ:eoh cc: Feople's Counsel

Petition for Variance 11th Election District
LOCATION: South side of Link
Avenue, 1,880 ft. west from the centerline of Belsir Road (3901 Link Ave-DATE & TIME: Tuesday, March 19, 1985 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesspeake Avenue, Towson, Chesapeake Avenue.

Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a window within 25 ft. to the tract boundary instead of the required 35 ft., to permit a building within 14 ft. of the track boundary instead of the required 36 ft., the permit a side yard setback of 18 ft., with a window in lieu of the required 36 ft., and to amend the final development plan of Fullerton Farms Lot No. \$2 to build making after the permitted 30 ft. and the set of the permitted 30 ft. the permitted for ding area.
Being the sec perty of Donald G muth, et ux, as snewn on the play filed mith the Zoning Office.

In the event that this Petition is granted, a building purmit may be insued within the thirty (20) day appeal period. The Zoning Commissioner will, however, entertain any request mit during this period for good cause shown. Such request must be received a writing by the date of the hearing et above or made at the hearing. By Order C Arneld Jobles Zoning Commissioner

RE: Property Owner: Carolyn Gutermuth, et ux Location: S/S Link Avenue 1880' W. from c/l Belair Road Zoning Agenda: Meeting of 1/29/85 Item No.: 201 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy. ( ) 6. Site plans are approved, as drawn. REVIEWER: A THE JUST Approved: Fire Prevention Bureau

Special Inspection Division ( ) 7. The Fire Prevention Bureau has no comments, at this time. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 35-254-17 Mr. & Mrs. Donald Gutermuth 8033 Eastdale Road Baltimore, Haryland 21224 Variance + to mand fixed development plan Petitioner: Donald Gutarmuth, ot ux Location of property: 3/5 Linet Ave, 1,880' W From Beloir Pd. Location of Signs: Faying Link Are, Approx 20' From Youd Way & Approx 40' TIME: 10:00 A.M. From driveway landing To adjoining proporty - on preanty of philioner Number of Signs:

February 8, 1985

required 35', to permit a building within 1h' of the track boundary in lieu of the required 30' and to amend the final development plan of Fullerton Farms, Lot #39 to build outside of the permitted building area. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 Eintercon Excellent Substitute English English Building Code 1981/Council (B.) A building/& other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Marles I. Sumban Charles E. Burnham, Chief Plans Review February 20, 1985 NOTICE OF HEARING RE: Petition for Variances S/S Link Ave., 1,880° W from the c/1 of Belair Road (3901 Link Avenue) Donald Gutermuth, et um - Petitioners Case No. 85-254-A DATE: Tuesday, March 19, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY, MARYLAND No. 003163 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE\_1/1-185 01-615-000 RECEIVED Constyn Gaterin

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
10WSON, MARYL AND 21204
494-3610

Mr. Arnold Jablon, Zoning Commissioner

Comments on Item # 201 Zoning Advisory Committee Meeting are as follows:

Carolyn Gutermuth, et ux S/S Link Avenue 1880' W. from c/l Belair Road D.R. 5.5

Proposed Zoning: Variance to permit a window to track boundary of 25' in lieu of the

Office of Planning and Zoning

Towson, Maryland 21204

February 19, 1985

PE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER S/S of Link Ave., 1880' W from the Centerline of OF BALTIMORE COUNTY Belair Rd. (3901 Link Ave.) 11th District DOMALD GUTERMUTH, et ux, : Case NO. 85-254-A Petitioners ::::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 5th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Donald Gutermuth, 8033 Eastdale Rd., Baltimore, MD 21224, Petitioners.

C85-254-A CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE
11th Election District OCATION: South side of Link Avenue, 1.800 ft. West from the centerine of Betar Road (390 Link Avenue) DATE AND TIME: Tuesday, March 19, 1985 at 10:00 A.M. February 28 THIS IS TO CERTIFY, that the annexed advertisement was PUBLIC HEARING: Room
105, County Office Building.
111 W. Chempeake Avenue,
Towne, Maryland ublished in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of gaitimore County, by authority of the Zoning Act and Regu-tations of Baltimore County will hold a public hearing: and published in Towson, Baltimore County, Md., appearing of February 28 Petition for Variances to per-mit a window within 25 ft. is the tract boundary instead of the sequired 35 ft., to permit a building within 11 ft. of the track boundary instead of the required 30 ft., to permit a side yard setback of 10 ft. with THE JEFFERSONIAN, required 30 ft., to permit a side yard sotbuck of 10 ft. with a window in lieu of the required is ft., and he anend the final development plan of Faillerton Farms Lot Nu. 39 to build outside of the permitted huilding area.

Being the property of Donald Gutermuth, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissions will, however, entertain any required for a sky of the insteam of said parmit during this period for good came shows. Such request soust he received in writing by the date of the hearing set above or made at the hearing.

By Order (if
ARNOLD JABLER, Zoning County Feb. 28. \$22.00

0 85-254-A

**Qe Times** 

*This is to Certify*, That the annexed Keg L 70362 was inserted in Times, a newspaper printed

and published in Baltimore County, once in each

B B000\*\*\*\*\*4000:a 517#F



ARNOLD JABLON ZONING COMMISSIONER

March 7, 1985

Mr. & Mrs. Donald Gutermuth 8033 Eastdale Road Baltimore, Maryland 21224

> RE: Petition for Variance S/S Link Ave., 1880' W from the c/l of Belair Rd. (3901 Link Avenue) Case No. 85-254-A

Dear Mr. & Mrs. Gutermuth:

This is to advise you that \_\$50.15 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

OLD JABLON ng Commissioner

B 852/1000 \*\* \$5015:8 3102/

VALIDATION OR SIGNATURE OF CASHIER

-ZONING DESCRIPTION-

BEGINNING ON THE SOUTH SIDE OF LINK AVENUE, 62 FEET WIDE, AT THE DISTANCE OF 1880 - FEET WEST OF THE CENTERLINE OF BELAIR ROAD. BEING LOT 39, IN THE SUBDIVISION OF FULLERTON FARMS. BOOK E.H.K.Jr. NO. 42, FOLIO 48, ALSO KNOWN AS 3901 LINK AVENUE, IN THE 11th ELECTION DISTRICT.

PETITION FOR VARIANCE

11th Election District

LOCATION:

South side of Link Avenue, 1,880 ft. West from the centerline of Belair Road (3901 Link Avenue)

DATE AND TIME:

Tuesday, March 19, 1985 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a window within 25 ft. to the tract boundary instead of the required 35 ft., to permit a building within 14 ft. of the track boundary instead of the required 30 ft., to permit a side yard setback of 10 ft. with a window in lieu of the required 15 ft., and to amend the final development plan of Fullerton Farms Lot No. 39 to build outside of the permitted building area

Being the property of Donald Gutermuth, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entergood cause shown. Such request must be received in writing by the date of the hearing set above or mode at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

